

PB# 06-13

Bonura/JJ & H of Walden

9-1-81 & 87.11

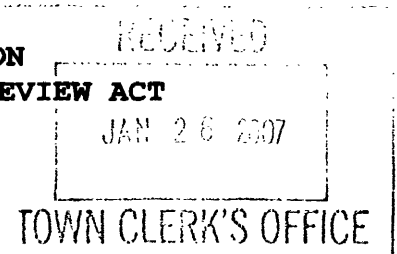
TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: February 2, 2007

06-13 Boruwa / JT + H of Walden
Lot Line Chg - Rt. 900 (Shaw)

**RESOLUTION ADOPTING A NEGATIVE DECLARATION
UNDER THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT**

Bonura - JJ&H of Walden, Inc.
Lot Line Change
PB # 06-13

(S-B-L: 9-1-80, 9-1-81, 9-1-87.11, and 9-1-87.103)



WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a lot line change by Joseph A. Bonura (the "applicant") for a project described as the "Bonura - JJ&H of Walden, Inc. Lot Line Change";

WHEREAS, the subject site consists of 64,660 square feet, located on the east side of Route 9W, comprised of four tax map parcels in the Town of New Windsor, and designated on the tax map as S-B-L: 9-1-80, 9-1-81, 9-1-87.11, and 9-1-87.103; and

WHEREAS, the action involves a request for a lot line change, which is a minor subdivision approval from the Town of New Windsor; and

WHEREAS, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted a uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicant's proposed subdivision layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, the Planning Board waived the public hearing; and

WHEREAS, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of this preliminary subdivision plat.

NOW, THEREFORE, be it resolved as follows:

1. The Planning Board is lead agency for a uncoordinated review of this action;
2. This is an unlisted action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;

4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

Upon motion made by Member Schlesinger, seconded by Member Brown, the foregoing resolution was adopted as follows:

Member, Joseph Minuta Aye Nay Abstain Absent

Member, Howard Brown Aye Nay Abstain Absent

Member, Neil Schlesinger Aye Nay Abstain Absent

Member, Henry Vanleeuwen Aye Nay Abstain Absent

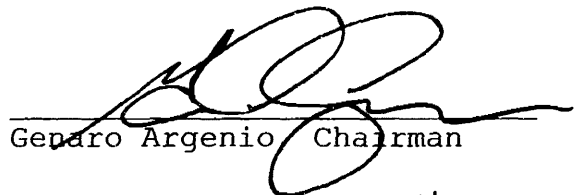
Chairman, Genaro Argenio Aye Nay Abstain Absent

- - -

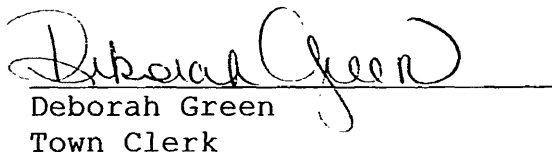
Alternate, Daniel Gallagher Aye Nay Abstain Absent

Alternate, Henry Schieble Aye Nay Abstain Absent

Dated: January 10, 2007
New Windsor, New York


Genaro Argenio Chairman

Filed in the Office of the Town Clerk on this 26th day
of January, 2007.


Deborah Green
Town Clerk

RESOLUTION GRANTING APPROVAL TO A LOT LINE CHANGE

Bonura - JJ&H of Walden, Inc.

Lot Line Change

PB # 06-13

S-B-L: 9-1-80, 9-1-81, 9-1-87.11, and 9-1-87.103)

RECEIVED

JAN 26 2007

TOWN CLERK'S OFFICE

EREAS, an application was made to the Planning Board of n of New Windsor for approval of a lot line change by A. Bonura (the "applicant") for a project described as nura - JJ&H of Walden, Inc. Lot Line Change";

EREAS, the subject site consists of 64,660 square feet, on the east side of Route 9W, comprised of four tax map in the Town of New Windsor, and designated on the tax 3-B-L: 9-1-80, 9-1-81, 9-1-87.11, and 9-1-87.103; and

EREAS, the action involves a request for a lot line which is a minor subdivision approval from the Town of dsor; and

EREAS, the applicant has submitted a fully executed short vironmental Assessment Form ("EAF") pursuant to the New ate Environmental Quality Review Act ("SEQRA"); and

EREAS, the Planning Board conducted a uncoordinated SEQRA for this project; and

EREAS, during the course of the Planning Board's review Applicant's proposed subdivision layout, the Planning eceived and considered correspondence from the public as the Town's consultants; and

EREAS, the Planning Board waived the public hearing; and

EREAS, the Planning Board, acting as Lead Agency, has sly determined that the Proposed Action minimizes or significant environmental impacts and has previously a negative declaration; and

EREAS, the applicant has applied for a lot line change, s, in essence, subdivision approval, and has submitted a d lot line change plat prepared by William P. Hildreth rveying, P.C., consisting of 1 sheet, dated May 3, 2006;

W, THEREFORE, the Planning Board hereby grants onal subdivision approval to the Applicant. The n's signature on the final subdivision plat shall not be

authorized until the Applicant has complied with the following conditions:


1. The applicant shall pay all outstanding fees due the Town for review of this application;
2. The applicant shall make any required revisions to the final plat to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency;
4. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plat for signature within six months of the date of this resolution.

AND BE IT FURTHER RESOLVED, that this approval of the final subdivision plat application shall expire six (6) months from the date hereof, unless an extension of this time period is requested by the Applicant prior the expiration of this approval and approved by the Planning Board.

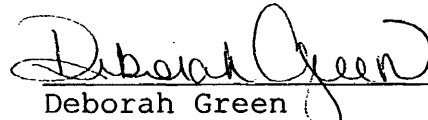
Upon motion made by Member Schlesinger, seconded by Member Minuta, the foregoing resolution was adopted as follows:

Member, Joseph Minuta	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
Member, Neil Schlesinger	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry Vanleeuwen	Aye	Nay	Abstain	<u>Absent</u>
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent
- - -				
Alternate, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Alternate, Henry Schieble	Aye	Nay	Abstain	Absent

Dated: January 10, 2007
New Windsor, New York


Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 26th day
of January, 2007.

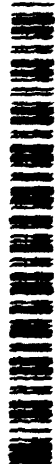

Deborah Green
Town Clerk

06-13

Map Number 51-07
Section 9 Block 1 Lot 81
City Town Village New Windsor
Title: Bonura, Joseph A
Lot Line Change
Dated: 4-18-06 Filed 2-7-07
Approved by Genaro Amenio
on 2-2-07
Record Owner Joseph A. Bonura & W & H Quacken Inc
JJ & DONNA L. BENSON
Orange County Clerk

1 sheet 10
6 paper = 18
Total
28

RECORDED/FILED ORANGE COUNTY
BOOK 02007 PAGE 0051
02/07/2007 13:45:44
FILE NUMBER 20070014200
RECEIPT#690530 patti



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 6-13

NAME: BONURA AND JJ&H OF WALDEN LOT LINE CHANGE
APPLICANT: JOSEPH BONURA & JJ&H OF WALDEN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/02/2007	PLANS STAMPED	APPROVED
01/10/2007	P.B. APPEARANCE	APPROVED
05/10/2006	P.B. APPEARANCE	LA:ND:WVE PH RET
05/03/2006	WORK SHOP	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 6-13

NAME: BONURA AND JJ&H OF WALDEN LOT LINE CHANGE

APPLICANT: JOSEPH BONURA & JJ&H OF WALDEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/08/2006	REC. CK. #11602	PAID		150.00	
05/10/2006	P.B. ATTY. FEE	CHG	35.00		
05/10/2006	P.B. MINUTES	CHG	42.00		
01/10/2007	P.B. MINUTES	CHG	21.00		
01/23/2007	P.B. ENGINEER FEE	CHG	316.90		
01/23/2007	CORDISCO - ATTY FEE	CHG	227.50		
02/02/2007	REC. CK. #39037	PAID		492.40	
		TOTAL:	642.40	642.40	0.00

To close out escrow.

Thank You,

@

12
2/2/07

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#84-2007

02/02/2007

Mobile Life Support Services, Inc.
P O Box 471
Newburgh, NY 12551

Received \$ 150.00 for Planning Board Fees, on 02/02/2007. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB# 06-13

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 6-13

NAME: BONURA AND JJ&H OF WALDEN LOT LINE CHANGE

APPLICANT: JOSEPH BONURA & JJ&H OF WALDEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/31/2007	APPROVAL FEE	CHG	150.00		
02/02/2007	REC. CK. #39038	PAID		150.00	
		TOTAL:	150.00	150.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

January 31, 2007

Shaw Engineering
P.O. Box 2569
Newburgh, NY 12550

ATTN: GREGORY SHAW, P.E.

SUBJECT: P.B. #06-13 BONURA LL CHG

Dear Gregg:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 150.00
Check #2 – Amount over escrow posted.....	\$ 492.40

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/31/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 6-13

NAME: BONURA AND JJ&H OF WALDEN LOT LINE CHANGE
APPLICANT: JOSEPH BONURA & JJ&H OF WALDEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/31/2007	APPROVAL FEE	CHG	150.00		
			-----	-----	-----
		TOTAL:	150.00	0.00	150.00

Check 1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/31/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 6-13

NAME: BONURA AND JJ&H OF WALDEN LOT LINE CHANGE
APPLICANT: JOSEPH BONURA & JJ&H OF WALDEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/08/2006	REC. CK. #11602	PAID		150.00	
05/10/2006	P.B. ATTY. FEE	CHG	35.00		
05/10/2006	P.B. MINUTES	CHG	42.00		
01/10/2007	P.B. MINUTES	CHG	21.00		
01/23/2007	P.B. ENGINEER FEE	CHG	316.90		
01/23/2007	CORDISCO - ATTY FEE	CHG	227.50		
		TOTAL:	642.40	150.00	492.40

Check 2

Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd PLLC

555 Hudson Valley Avenue

Suite 100

New Windsor, NY 12553

Ph: 345 -561-0550

TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY
12553

January 24, 2007

Attention:HON. GEORGE GREEN, SUPERVISOR

File #: 6085903

Inv #: 2426

RE: BONURA LOT LINE CHANGE PB# 06-13

DATE	DESCRIPTION	LAWYER	HOURS	AMOUNT
Jan-08-07	REVIEW M EDSALL'S COMMENTS PB# 06-13	DRC	0.10	17.50
	REVIEW REVISED PLOT PB# 06-13	DRC	0.20	35.00
	AGGREGATE TIME SPENT PREPARING RESOLUTIONS FOR APPROVAL PB# 06-13	DRC	0.40	70.00
Jan-10-07	ATTEND PLANNING BOARD MEETING PB# 06-13	DRC	0.40	70.00
	REVIEW M EDSALL'S COMMENTS PB# 06-13	DRC	0.20	35.00
	Totals			<hr/> \$227.50
	Total Fee & Disbursements			<hr/> \$227.50
	Balance Now Due			<hr/> \$227.50

TOWN OF NEW WINDSOR555 UNION AVENUE
NEW WINDSOR, NY 12553**VOUCHER**

Department _____

DRAKE, LOEB, HELLER, KENNEDY,
GOGERTY, GABA & RODD, PLLC
Attorneys and Counsellors at Law
555 Hudson Valley Avenue, Suite 100
New Windsor, New York 12553
Tel. No. (845) 561-0550
Fax No. (845) 561-1235
Federal Tax ID#20-4414631

Terms _____

Purchase
Order No. _____

DO NOT WRITE IN THIS BOX

DATE VOUCHER RECEIVED		VOUCHER
FUND - APPROPRIATION	AMOUNT	
TOTAL		
Abstract No.		

Vendor's
Ref. No. _____

Dates	Quantity	Description of Materials or Services	Unit Price	Amount
		Re: Our File #6085903 See Attached Statement DO NOT PAY – FOR INFORMATION PURPOSES ONLY (SEE INSTRUCTIONS ON REVERSE SIDE)		\$227.50
			TOTAL	\$227.50

CLAIMANT'S CERTIFICATION

I, DOMINIC R. CORDISCO, certify that the above account in the amount of \$227.50 is true and correct; that the items, services and disbursements charged were rendered to or for the municipality on the dates stated; that no part has been paid or satisfied; that taxes, from which the municipality is exempt, are not included; and that the amount claimed is actually due.

JANUARY 29, 2006

DATE

SIGNATURE

Attorney

TITLE

(SPACE BELOW FOR MUNICIPAL USE)

DEPARTMENT APPROVAL

The above services or materials were rendered or furnished to the municipality on the dates stated and the charges are correct.

Date

AUTHORIZED OFFICIAL

APPROVAL FOR PAYMENT

This claim is approved and ordered paid from the applications indicated above.

DATE

AUDITING BOARD

AS OF: 01/23/2007

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 6- 13

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	-----DOLLARS-----		
										BILLED	BALANCE	
6-13	305594	05/09/06	TIME	MJE	MR BOWURA L/L	115.00	0.40	46.00				
6-13	304849	05/10/06	TIME	MJE	MM L/A, NegDec, PEs Wai	115.00	0.10	11.50				
6-13	305606	05/10/06	TIME	MJE	AA OODP REFERRAL	115.00	0.40	46.00				
6-13	305610	05/10/06	TIME	MJE	MC BOWURA L/L W/GA	115.00	0.20	23.00				
								126.50				
6-13	312942	06/27/06			BILL 06-1524						-126.50	
											-126.50	
6-13	344065	01/05/07	TIME	MJE	MC MM:BOWURA L/L	119.00	0.20	23.80				
6-13	344070	01/05/07	TIME	MJE	MR BOWURA L/L RT SW	119.00	0.30	35.70				
6-13	344071	01/05/07	TIME	MJE	MC MM:BOWURA	119.00	0.20	23.80				
6-13	344074	01/05/07	TIME	MJE	MC SHAW:BOWURA L/L CHWG	119.00	0.20	23.80				
6-13	344593	01/10/07	TIME	MJE	MM BOWURA LL APFD	119.00	0.10	11.90				
6-13	344826	01/10/07	TIME	MJE	MC BOWURA LL W/GA	119.00	0.30	35.70				
6-13	344829	01/10/07	TIME	MJE	MM BOWURA LL PE MTG	119.00	0.30	35.70				
TASK TOTAL								316.90			-126.50	190.40
									0.00			
GRAND TOTAL								316.90			-126.50	190.40
									0.00			

Myra Mason

From: mje [mje@mhepc.com]
Sent: Tuesday, January 23, 2007 1:44 PM
To: Myra Mason
Subject: Closeout Cripple Creek 06-13 and 06-14
Attachments: Di450_0412191822.PDF

Myra

It is ok to close out both applications. Cost Est attached is fine for site plan, insp fee would be \$2042.

Attached is time printouts for closing out both applications.

Mark

----- Forwarded Message -----

From: mheny@mhepc.com
To: mje@mhepc.com
Sent: Tue, 23 Jan 2007 13:41:09 -0500 (EST)
Subject: From Minolta di450

----- End of Forwarded Message -----

**Mark J. Edsall, P.E., Principal
McGoey, Hauser & Edsall, Consulting Engineers, P.C.
33 Airport Center Drive - Suite #202
New Windsor, New York 12553
(845) 567-3100**

1/24/2007

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

February 1, 2007

Chairman Genaro Argenio and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: Lot Line Change
Lands of Joseph A. Bonura and JJ&H Of Walden Inc.
2975 Route 9W

Gentlemen:

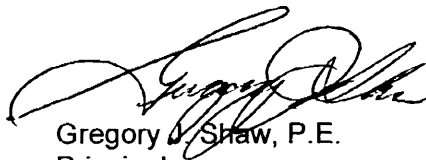
Enclosed please find the following checks to closeout your project file:

\$	150.00	Final Approval Fee
\$	492.40	Escrow Fee

Please call when the plans are available to be picked up.

Very truly yours,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv
Enclosure



PROJECT: Bonura / J J & H of Walden / LL Chy P.B. # 06-13

NEGATIVE DEC:

M) ^{Sch} ~~10~~ S) BR VOTE: A N

CARRIED: Y N

CARRIED: Y N

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____

RETURN TO WORK SHOP: Y N

M/Sch/S) MN VOTE: A 5 N 0 APPROVED: _____

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

[illegible]

January 10, 2007 meeting

REGULAR_ITEMS:

BONURA/JJ&H_OF_WALDEN_INC._LOT_LINE_CHANGE_(06-13)

MR. ARGENIO: Commercial lot line change, somebody here to represent this?

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. ARGENIO: Now for the benefit of the members, I believe that item number 4 and 5 Joe are tied together those two items?

MR. MINUTA: Mr. Chairman, I'm sorry?

MR. ARGENIO: I was saying items 4 and 5 are tied together, we're going to review them as separate items, one is I believe a lot line plan and the other one is conversion of the building to an office building. The first application proposes conveyance of about 16/100 of an acres from lot 87.11 to lot 81. Mr. Shaw?

MR. SHAW: Thank you. As the chairman mentioned, this is a prelude to the next application where we'll be requesting site plan approval on the subject parcel but to make that happen, we have to give the property a little bit of extra land, the property we're talking about is a parcel owned by Joe Bonura formerly the Plum Point Caterers, the other parcel that's part of this is the parcel to the south, J J & H of Walden Inc. also owned by Mr. Bonura and what we're proposing to do is to convey 16/100 of an acre from the land owned by J J & H of Walden Inc. to the parcel of land owned by Mr. Bonura and then at that point combine the three existing lots which presently comprise the parcel upon which the building formally Plum Point Caterers sits. There are three parcels, I don't know why, that comprise this parcel, we're asking to consolidate it under one parcel as part of this application and to

May 10, 2006

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combine to that 16/100 of an acres on the parcel owned by J J & H of Walden Inc.

MR. VAN LEEUWEN: Two lot line changes.

MR. SHAW: Really just one lot line change and a combination of the three parcels into one. Two things I'd like to point out with respect to the parcel which is going to be conveyed over J J & H of Walden Inc. has reserved a right-of-way, it's a 45 foot right-of-way and utility easement through the parcel which is going to be conveyed to Mr. Bonura in order to access this parcel to the back and again we'll get into that in the next application but there's a right-of-way which is reserved out which will be the access onto 9W for this parcel which is to the south and to the east of Plum Point, Caterers. And finally part of this application is that there's a proposed small grading easement and utility easement to allow some of the utilities which will be part of the application for the development of the Plum Point Caterers site to grade on to the property of J J & H of Walden Inc. It may be a little more complicated than I realize because I wanted to cover some points, the major point being that access to this parcel will be over this land which is conveyed so it will be a combined entrance of this parcel of Mr. Bonura and parcel of J J & H of Walden.

MR. ARGENIO: I got a couple things and maybe some of the members are thinking about the same thing, Mark, let me ask you this, let's have this stand alone and let's assume that the next pitch that Mr. Shaw gives us let's say the applicant decides I don't want to do that at some point in time this access that Mr. Shaw's proposing is lawful and legal and acceptable to the DOT, if I remember, there's a huge gigantic curb cut there, the whole thing's wide open.

MR. EDSALL: This application as you're looking at this moment has no physical construction or changes, it's

purely a lot line change, it's a paper deal and I would suspect that they're probably not going to file this lot line change unless the site plan gets approved, why go through the gymnastics unless the site plan goes forward.

MR. ARGENIO: We have the note number 4 refers to the public hearing and there's four other people that sit here with me, I'm only one guy, I'd like to see how they feel about the public hearing and then I'll tell you what I think about it.

MR. VAN LEEUWEN: For the lot line change I don't see it's necessary.

MR. SCHLESINGER: I agree.

MR. MINUTA: No.

MR. BROWN: I don't think it's necessary.

MR. ARGENIO: I feel the same way and if we feel so inclined to the next application is the one that involves conversion of the building we're going to have a public hearing we'll have it there if we're going to have it we'll have it there and we'll talk about that when that comes. You're going to have to go to Orange County Planning, you know that, I don't have to tell you that. Does anybody, I have some things I think we can get through relatively easily but anybody have any other questions about this?

MR. VAN LEEUWEN: I don't.

MR. SCHLESINGER: No.

MR. VAN LEEUWEN: Pretty much cut and dry.

MR. MINUTA: I don't really. Can you just, what's the overall reason for this, the two lots are going to

become which?

MR. SHAW: Very simply in the next application we're going to be coming in for the utilization of Plum Point for an office building, with that we have to comply with the parking regulations, there's presently not enough land on this parcel as it presently exists to provide the necessary parking so therefore we have to add land from here to here in order to provide the parking to satisfy the Town. That's the sole purpose of the lot line change.

MR. ARGENIO: They have the luxury of owning both lots so it's better to do the transference of land or to start talking about zoning.

MR. MINUTA: This is a lot cleaner to understand, thank you.

MR. ARGENIO: I'm going to go through some procedural things here. Planning board may wish to assume position of lead agency.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA review process for the Bonura J J & H lot line change. If there's no further discussion from the board members, I'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE

May 10, 2006

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MR. ARGENIO AYE

MR. ARGENIO: I am of the opinion that this is minor in nature, if everybody agrees, I'll accept a motion we declare negative dec.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Bonura J J & H lot line change on Route 9W. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. BROWN AYE
MR. MINUTA AYE
MR. VAN LEEUWEN AYE
MR. ARGENIO AYE

MR. ARGENIO: That's it. Is there anything else that we can do with this application?

MR. EDSALL: Did you go ahead and waive the public hearing or did you just discuss it?

MR. ARGENIO: I'll accept that in the form of a motion.

MR. VAN LEEUWEN: So moved.

MR. EDSALL: You should waive both the preliminary and final public hearings.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that

May 10, 2006

32

the New Windsor Planning Board waive the regular public hearing and the final public hearing on the Bonura J J & H lot line change, if there's no further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. VAN LEEUWEN: You wanted to have the options open.

MR. ARGENIO: Anything else?

MR. EDSALL: No, I have prepared the referral for the County Planning and Myra's got it and with your approval we'll send it out tomorrow or whenever.

MR. ARGENIO: Tomorrow would be good, okay.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 Airport Center Drive
Suite 202

New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mhenry@mhepc.com

Writer's e-mail address:

mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: BONURA – JJ&H LOT LINE CHANGE
PROJECT LOCATION: U.S. RT. 9W & RIVER ROAD
SECTION 9 – BLOCK 1 – LOTS 81 & 87.11
PROJECT NUMBER: 06-13
DATE: 10 JANUARY 2007
DESCRIPTION: THE APPLICATION PROPOSES CONVEYANCE OF APPROX. 0.16
ACRE FROM LOT 87.11 TO LOT 81. THE APPLICATION WAS
PREVIOUSLY REVIEWED AT THE 10 MAY 2006 PLANNING BOARD
MEETING.

1. The application is very minor in nature and poses no complications for zoning compliance. The Board previously reviewed the application in conjunction with the related site plan for the Cripple Creek offices at the former catering building.
2. The applicant has been waiting for DOT approval for several months, and was therefore delayed in returning for final approval.
3. I see no problem with granting final approval to the requested Lot Line Change application.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW06-13-10Jan07.doc

REGIONAL OFFICES

- 111 Wheatfield Drive – Suite One • Millford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/2007

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 6-13

NAME: BONURA AND JJ&H OF WALDEN LOT LINE CHANGE
APPLICANT: JOSEPH BONURA & JJ&H OF WALDEN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/08/2006	MUNICIPAL HIGHWAY	05/10/2006	APPROVED
ORIG	05/08/2006	MUNICIPAL WATER	/ /	
ORIG	05/08/2006	MUNICIPAL SEWER	/ /	
ORIG	05/08/2006	MUNICIPAL FIRE	05/10/2006	APPROVED
ORIG	05/08/2006	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 6-13

NAME: BONURA AND JJ&H OF WALDEN LOT LINE CHANGE

APPLICANT: JOSEPH BONURA & JJ&H OF WALDEN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/10/2006	P.B. APPEARANCE	LA:ND:WVE PH RET
05/03/2006	WORK SHOP	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-13

NAME: BONURA AND JJ&H OF WALDEN LOT LINE CHANGE

APPLICANT: JOSEPH BONURA & JJ&H OF WALDEN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/08/2006	EAF SUBMITTED	05/08/2006	WITH APPIC
ORIG	05/08/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/08/2006	LEAD AGENCY DECLARED	05/10/2006	TOOK LA
ORIG	05/08/2006	DECLARATION (POS/NEG)	05/10/2006	DECL NEG DEC
ORIG	05/08/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	05/08/2006	PUBLIC HEARING HELD	/ /	
ORIG	05/08/2006	WAIVE PUBLIC HEARING	05/10/2006	WAIVE PH
ORIG	05/08/2006	FINAL PUBLIC HEARING	/ /	
ORIG	05/08/2006	PRELIMINARY APPROVAL	/ /	
ORIG	05/08/2006	LEAD AGENCY LETTER SENT	/ /	



RESULTS OF P.B. MEETING OF: May 10, 2006

PROJECT: Bonura / JFH of Walden

P.B. # 06-13



LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y____N____

TAKE LEAD AGENCY: Y ☒ N ☐

NEGATIVE DEC:

M) Y S) S VOTE: A 5 N 0

CARRIED: Y ☒ N

M) ✓ S) 5 VOTE: A 5 N 0

CARRIED: Y ☒ N

PUBLIC HEARING: _____ **WAIVED:** ✓ **CLOSED:** _____

Reg + Final P.H.

M) Y S) S VOTE: A S N O

SCHEDULE P.H.: Y N ☒

SEND TO O.C. PLANNING: Y ☒

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____

RETURN TO WORK SHOP: Y__N__

APPROVAL:

M) .. S)_____ VOTE: A_____ N_____ APPROVED: _____

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

Lots to be combined



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com/planning

DAVID CHURCH, A.I.C.P.
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING **239 L, M OR N REPORT**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: New Windsor Planning Board

Reference/County ID No.: NWT08-06N
Tax Parcel ID: 9-1-81; 87.11; 103; 80

Applicant: Joseph Bonura & JJH of Walden

Proposed Action: Subdivision: Lot Line Changes:

Reason for Review: Within 500' of US Rte 9W

Date of Full Statement: May 12, 2006

Comments: The Department has received the above subdivision, in the form of lot line changes, and offers the following:

- This project will have no major impact upon State or County facilities nor have any significant inter-municipal issues.
- It is also consistent with the County Comprehensive Plan and local laws.
- Having no further comments, from a County perspective, the Department recommends that the Planning Board proceed with its decision-making review process.

County Recommendation: Approval

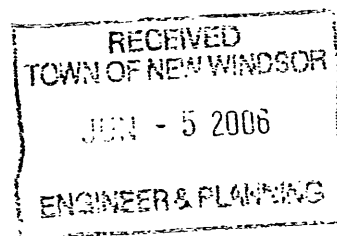
Date: May 26, 2006

Reviewed By: Kathy V. Murphy, Planner


David Church, AICP
Commissioner of Planning

"IMPORTANT NOTE: As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning."

P.B. # 06-13



cc: M.E.

ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 06-13 (Please include this number on any correspondence)

1. Municipality Town of New Windsor

Public Hearing Date: not set

City, Town or Village Board _____ Planning Board X Zoning Board _____

2. Owner: Name: 1) Joseph Bonura 2) JJH of Walden
Address: 2975 Route 9W, New Windsor, NY 12553

3. Applicant * Name: same
Address: _____

***If applicant is owner, leave blank**

4. Location of Site: US Hwy 9W (east side) - South of Rt. 94
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 9 Block: 1 Lot: 81 & 87.11

Present Zoning District: NC Size of Parcel: 8.36 Acres

5. Type of Review:

**Subdivision

Zone Change: From -- To: --

Zoning Amendment: To Section _____

**Subdivision: Number of Lots/Units Subdiv in form of Lot Line Chg.

***Site Plan: Use _____

Date: 5-10-06

Signature & Title: _____
Mark J. Edsall, P.E.,
Planning Board Engineer

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Appl No: 6-13

File Date:05/08/2006

SEC-BLK-LOT:9-1-81-0

Project Name:BONURA AND JJ&H OF WALDEN LOT LINE CHANGE

Type:2

Owner's Name:JOSEPH BONURA & JJ&H OF WALDEN
Address:2975 RT. 9W - NEW WINDSOR, NY

Phone:(845) 565-3390

Applicant's Name:JOSEPH BONURA & JJ&H OF WALDEN
Address:2975 RT. 9W - NEW WINDSOR, NY

Phone:(845) 565-3390

Preparer's Name:GREGORY SHAW, P.E.
Address:744 BROADWAY - NEWBURGH, NY

Phone:(845) 561-3695

Proxy/Attny's Name:N/A
Address:

Phone:

Notify:GREGORY SHAW

Phone:(845) 561-3695

Location:9-1-81 & 9-1-87.11 RT. 9W

Acreage	Zoned	Prop-Class	Stage	Status
8.360	NC	0		0
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
05/11/2006	NEWB			

Appl for:LOT LINE CHANGE BETWEEN TWO ADJOINING PARCELS CONVEYING 0.16
ACRES

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#370-2006

05/09/2006

Shaw Emgineering *P.B.#06-13*

Received \$ 75.00 for Planning Board Fees, on 05/09/2006. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PROJECT ID NUMBER

617.20
APPENDIX C

SEQR

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Joseph A. Bonura/JJ& H Of Walden Inc.	2. PROJECT NAME Lot Line Change
3. PROJECT LOCATION: Town Of New Windsor Municipality	County Orange
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map 3188 Route 9W	
5. IS PROPOSED ACTION : <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Conveyance of 0.16 acres between 2 adjoining parcels	
7. AMOUNT OF LAND AFFECTED: Initially 8.36 acres Ultimately 8.36 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant / Sponsor Name Joseph A. Bonura/JJ&H Of Walden Inc. Date: April 6, 2006	
Signature	

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

06-13

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☒ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:
No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
☐ Yes ☒ No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town of New Windsor Planning Board
Name of Lead Agency

Genaro Argenio
Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date
Chairman
Title of Responsible Officer

Signature of Preparer (If different from responsible officer)

RECEIVED
TOWN OF NEW WINDSOR
MAY - 8 2006
ENGINEER & PLANNING

06-13



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: BONURA – JJ&H LOT LINE CHANGE
PROJECT LOCATION: U.S. RT. 9W & RIVER ROAD
SECTION 9 – BLOCK 1 – LOTS 81 & 87.11
PROJECT NUMBER: 06-13
DATE: 10 MAY 2006
DESCRIPTION: THE APPLICATION PROPOSES CONVEYANCE OF APPROX. 0.16 ACRE
FROM LOT 87.11 TO LOT 81.

1. The application is very minor in nature and would seem to pose no complications for zoning compliance.
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations. I would suggest that the Final Public Hearing also be considered for waiver per Section 257-14 (B)(2) of the Town Code.
5. This project is within a 500-foot distance from both US 9W and River Road, both of which are State Highways, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/s
NW06-13-10May06.doc

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/08/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 6-13

NAME: BONURA AND JJ&H OF WALDEN LOT LINE CHANGE
APPLICANT: JOSEPH BONURA & JJ&H OF WALDEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/08/2006	REC. CK. #11602	PAID		150.00	
		TOTAL:	0.00	150.00	-150.00

flair
5/9/06

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Kenneth Schermerhorn, Asst. Fire Inspector

SUBJECT: PB-06-13
SBL: 9-1-81 & 87.11
Bonura and LL & H of Walden, Inc.

DATE: May 10, 2006

Fire Prevention Reference Number: FPS-06-014

A review of the above referenced lot line change has been conducted and is acceptable.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

RECEIVED

MAY 09 2006

OFFICE OF THE PLANNING BOARD

N.W. HIGHWAY DEPT.

PROJECT REVIEW SHEET

TO: HIGHWAY DEPARTMENT

P.B. FILE #06-13 DATE RECEIVED: 05-08-06 TAX MAP #9-1-81 & 87.11

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 05-10-06 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

BONURA AND LL & H OF WALDEN, INC.

Applicant or Project Name

SITE PLAN _____, SUBDIVISION _____, LOT LINE CHANGE XXX,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:



☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: Anthony J. [Signature] 5/10/06
Reviewed by _____ date



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: E 911 COORDINATOR

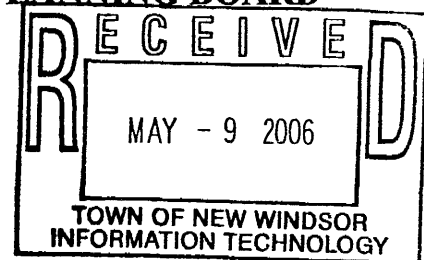
P.B. FILE #06-13 DATE RECEIVED: 05-08-06 TAX MAP #9-1-81 & 87.11

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 05-10-06 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

BONURA AND LL & H OF WALDEN, INC.

Applicant or Project Name



SITE PLAN _____, SUBDIVISION _____, LOT LINE CHANGE XXX,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:



APPROVED:

Notes: _____



DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by

date

5/9/06

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change X Site Plan _____ Special Permit _____
9 1 81

Tax Map Designation: Sec. 9 Block 1 Lot 87.11

BUILDING DEPARTMENT REFERRAL NUMBER PA2006 - 301
Lot Line Change

1. Name of Project Lands of Joseph A. Bonura and JJ&H of Walden, Inc.

2. Owner of Record Joseph A. Bonura
JJ&H of Walden, Inc. Phone 565-3390

Address: 2975 Route 9W New Windsor NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same as Owners Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway Newburgh NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

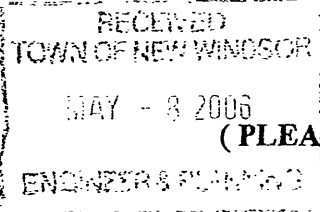
Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695 561-3027
(Name) (Phone) (fax)

7. Project Location: On the east side of Route 9W
(Direction) (Street)

8. Project Data: Acreage 8.36 Zone NC School Dist. Newburgh Consolidated



PAGE 1 OF 2

06-13

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

06-13

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) _____
Lot line change between 2 adjoining _____
parcels conveying 0.16 acres. _____

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes X no _____

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)


THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

4th DAY OF April 2006


(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)


NOTARY PUBLIC

Please Print Agent's Name as Signed

JAMAAL T. GAYLE

Notary Public, State of New York

No. 01GA6118391

Qualified in Orange County

Commission Expires 11-8-2008

TOWN USE ONLY
TOWN OF NEW WINDSOR

MAY - 8 2006

DATE APPLICATION RECEIVED

06-13

APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

_____ conducts business
Joseph A. Bonura _____, deposes and says that he resides
(OWNER)

at 2975 Route 9W, New Windsor _____ in the County of Orange
(OWNER'S ADDRESS)

and State of New York _____ and that he is the owner of property tax map

(Sec. 9 Block 1 Lot 81)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

Gregory J. Shaw, P.E.

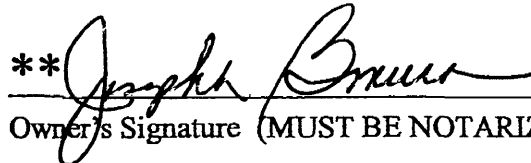
(Agent Name & Address)

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

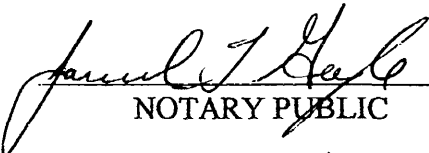
**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

****** 
Owner's Signature (MUST BE NOTARIZED)

4th DAY OF April 2006)

Agent's Signature (If Applicable)


NOTARY PUBLIC

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER
JAMAAL T. GAYLE
Notary Public, State of New York
No. 01GA6118391
Qualified in Orange County
Commission Expires 11-8-2008

RECEIVED
TOWN OF NEW WINDSOR
MAY - 8 2006
ENGINEER'S PLANNING

06-13

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

conducts business

_____, JJ&H of Walden, Inc., deposes and says that he resides
(OWNER)

at 2975 Route 9W, New Windsor _____ in the County of Orange
(OWNER'S ADDRESS)

and State of New York _____ and that ~~he~~ ^{it} is the owner of property tax map

(Sec. 9 Block 1 Lot 87.11
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that ~~he~~ designates:
it

(Agent Name & Address)

Gregory J. Shaw, P.E.

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

****** Joseph Brown
Owner's Signature (MUST BE NOTARIZED)

4th DAY OF April 2006)

Agent's Signature (If Applicable)

Jamaal T. Gayle
NOTARY PUBLIC

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

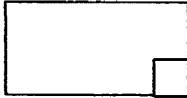
THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER
JAMAAL T. GAYLE
Notary Public, State of New York
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Commission Expires 11-8-2008

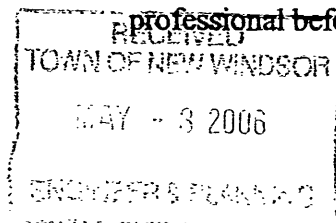
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MAY - 8 2006
ENGINEER & PLANNING

06-13

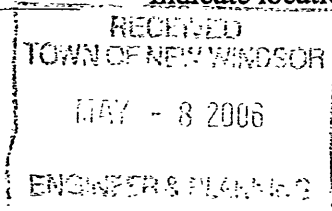
**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
 - * 2. X Name and address of Owner.
 3. X Subdivision name and location
 4. X **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. X Tax Map Data (Section, Block & Lot).
 6. X Location Map at a scale of 1" = 2,000 ft.
 7. X Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. X Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. X Date of plat preparation and/or date of any plat revisions.
 10. X Scale the plat is drawn to and North arrow.
 11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. X Surveyor's certificate.
 13. X Surveyor's seal and signature.
 14. X Name of adjoining owners.
 15. NA Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. NA Flood land boundaries.
 17. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.



18. X Final metes and bounds.
19. NA Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. X Include existing or proposed easements.
21. NA Right-of-way widths.
22. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. X Lot area (in square feet for each lot less than 2 acres).
24. X Number the lots including residual lot.
25. NA Show any existing waterways.
- *26. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerks Office.
27. X Applicable note pertaining to owner's review and concurrence with plat together with owners signature.
28. NA Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. NA Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. NA Provide A septic system design notes as required by the Town of New Windsor.
32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. X Indicate percentage and direction of grade.
34. NA Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. NA Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

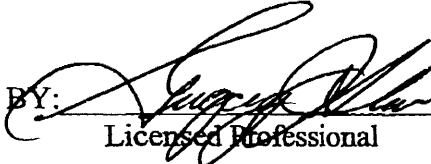
Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  5/3/2006
Licensed Professional Date

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PLEASE NOTE:

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THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

